



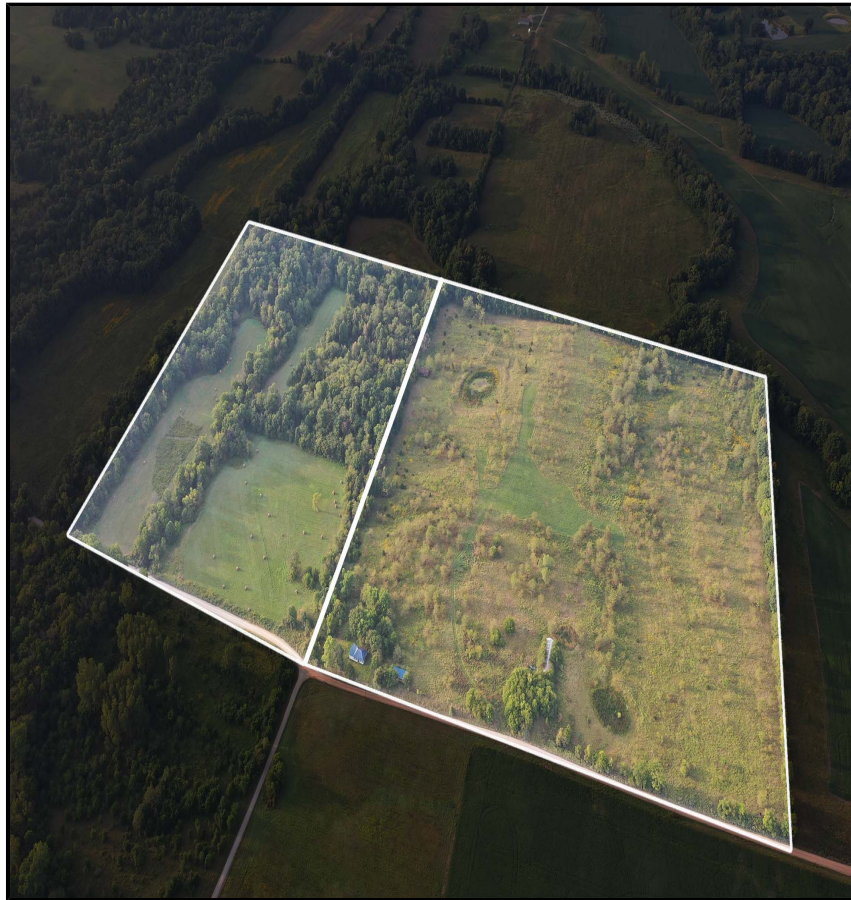
MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

Kornbrust Online Auction!!

25965 Mike Road, Marceline, MO 64658

Chariton County



CONTACT:



DAVE ATKINSON

Sales & Auctioneer

660-788-3333

datkinson@missourilandandfarm.com

**69 ACRES M/L 2 TRACTS
ONLINE REAL ESTATE AUCTION
OCTOBER 16, 2022
25965 Mike Road
Marceline , MO 64658**

Due to the death of Harold and Nora Kornbrust we will sell the following at Public Auction.

AUCTIONEERS NOTE: Nice combination Farm with home sites and great hunting call me today for more information 660-788-3333. This will be an online only auction. Tract 1 will close first at 6:00 pm with 1 min extensions placed on bids received in the last minute. Tract 2 will close at 6:15 pm with 1 min extensions placed on bids received in the last minute.

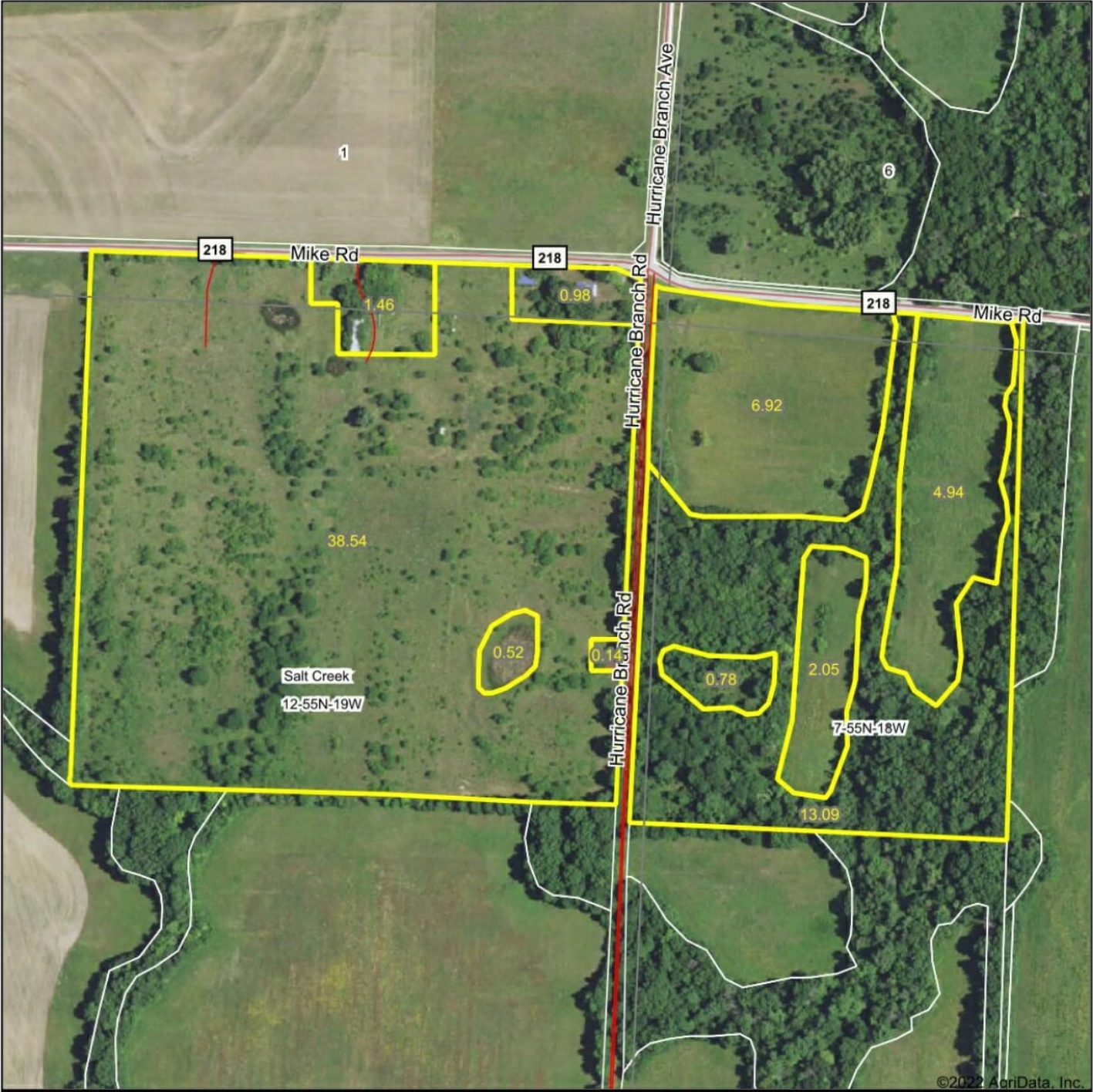
Terms: A 5% buyers premium will be added to the final bid and that will be the contract price. 10 percent down after entering into Real Estate contract. All property sold as is where is and owners have right to accept or reject final bid. Statements by Auction Co. take precedent over all ads. Auction CO and sellers not responsible for internet failure. Auction starts Oct 7 and ends OCT 16 at 6 PM Call Dave at 660-788-3333 for showing and bidding info.

Tract 1: 42 acres m/l of pasture/hunting ground with some open area. There is an older home on the property and a building in need of some repair. Great opportunity to purchase a versatile property with some work you could have tillable, hunting, and a cabin in good area for deer or add to your farm operation.

Tract 2: 27 acres m/l perfect smaller hunting tract with good woods and small creek running through, open hay/tillable ground add to the property.

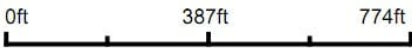
**KORNBRUST HEIRS, SELLERS
MISSOURI LAND AND FARM AUCTIONS
DAVE ATKINSON 660-788-3333**

Aerial Map



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Map Center: 39° 35' 45.05, -92° 58' 28.96



12-55N-19W
Chariton County
Missouri



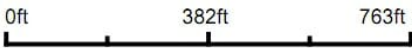
Maps Provided By:
 **surety**
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Field borders provided by Farm Service Agency as of 5/21/2008.

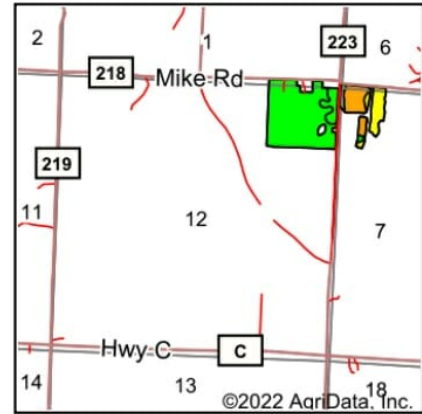
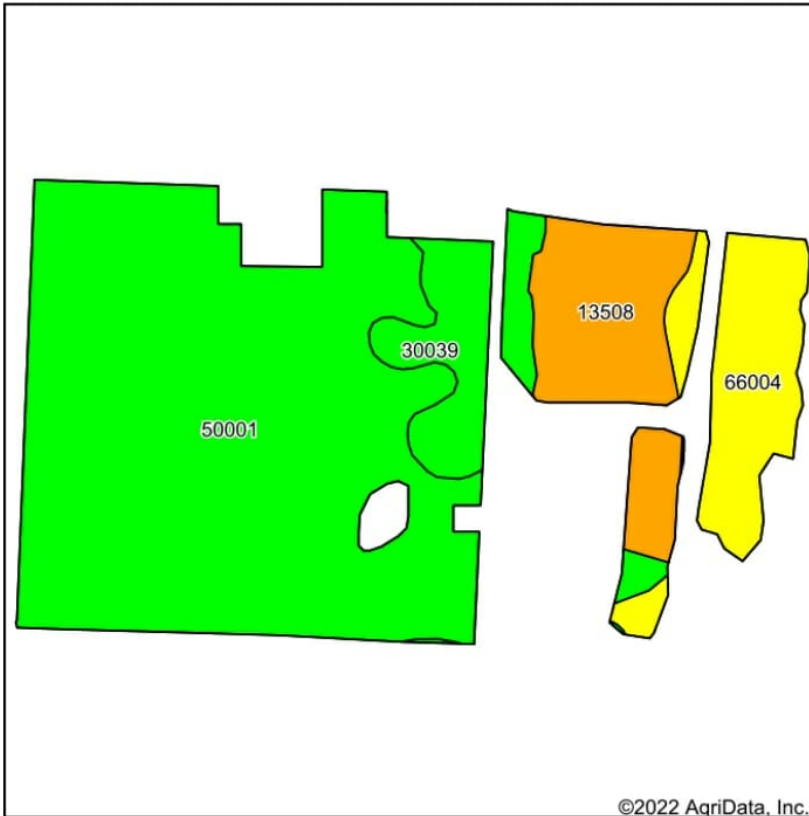
Aerial Map



Map Center: 39° 35' 45.05, -92° 58' 29.01



Soils Map



State: **Missouri**
 County: **Chariton**
 Location: **12-55N-19W**
 Township: **Salt Creek**
 Acres: **52.45**
 Date: **9/22/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO041, Soil Area Version: 24															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass Tons	Corn	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue Tons	Warm season grasses Tons	Winter wheat Bu	*n NCCPI Soybeans
50001	Armstrong loam, 5 to 9 percent slopes, eroded	35.08	66.9%		IVe										
13508	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	6.41	12.2%		IIw	8				7		8	10		
66004	Dockery silt loam, 0 to 2 percent slopes, frequently flooded	6.08	11.6%		IIIw	8	5	5	4	9	1	8	10	2	
30039	Armstrong loam, 9 to 14 percent slopes, eroded	4.88	9.3%		IVe										
Weighted Average					3.64	1.9	0.6	0.6	0.5	1.9	0.1	1.9	2.4	0.2	*n 5

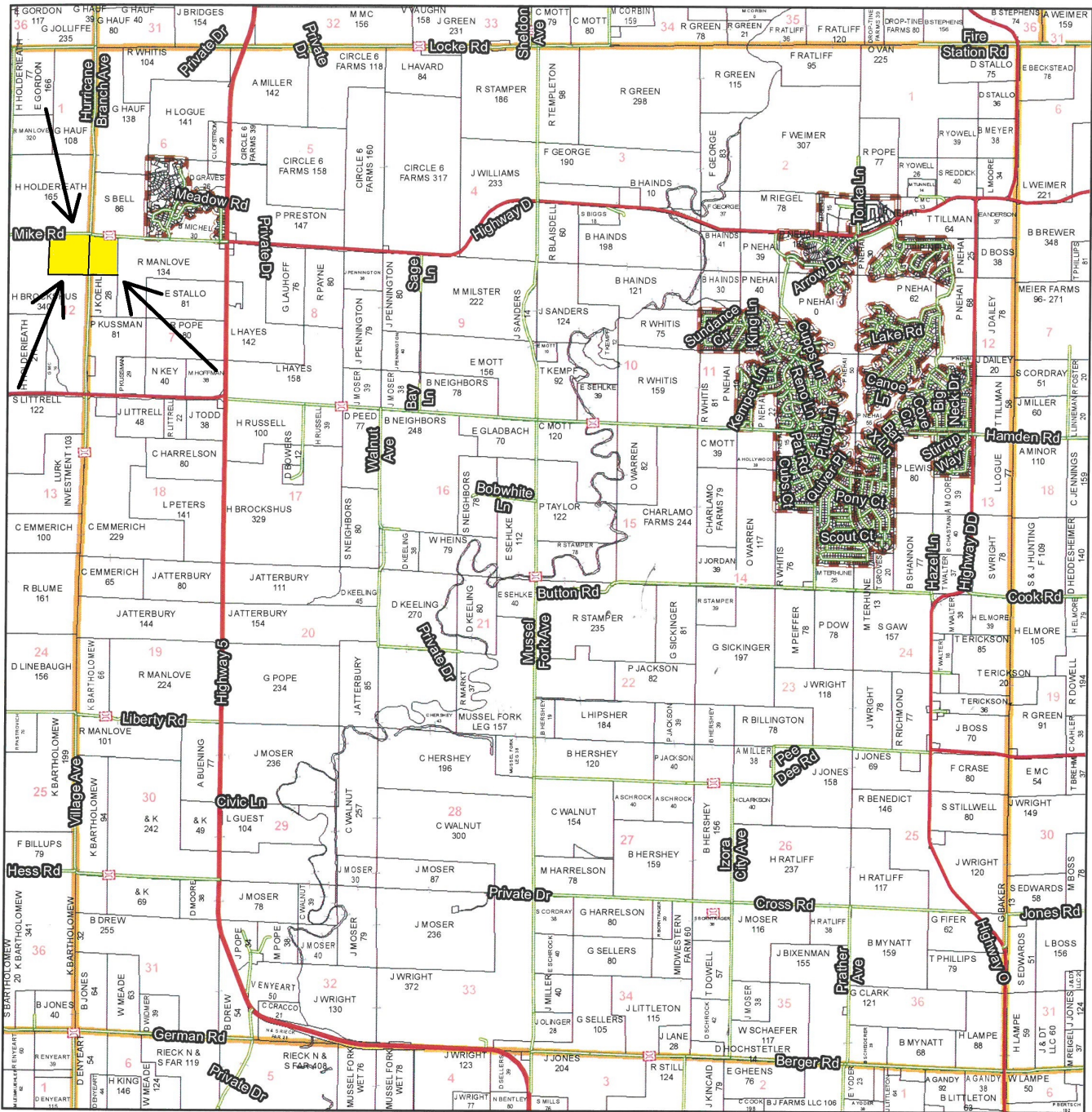
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

T55N - R18W

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Chariton County Commission

Tony McCallum - Presiding Commissioner
 Danny Price - Western District Commissioner
 Steve Atkinson - Eastern District Commissioner

Data Courtesy Chariton County Geographic Information System

Darrin Gladbach - Assessor

This data was primarily developed for tax purposes and is not considered survey accurate.

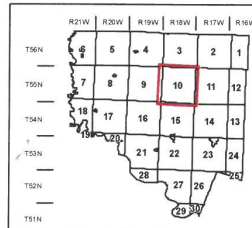
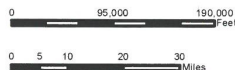
Most parcels > 10 ac labeled

GIS & Map Development By:



www.midlandgis.com

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Legend

- City Limits
- Township-Range
- Sections
- Land Grant
- Political Township
- Land Ownership
- Subdivisions
- Conservation & US
- US Highways
- ST Highways
- CO Highways
- Streets
- Rail Roads
- Streams
- Land Hooks
- Bridges